



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. **To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.**

<b>MUNICIPALITY</b>	Wallington	<b>COUNTY</b>	Bergen
<b>COAH REGION</b>	1	<b>PLANNING AREA(S)</b>	
<b>SPECIAL RESOURCE AREA(S)</b>	N/A		
<b>PREPARER NAME</b>	Mark Peck, Esq.	<b>TITLE</b>	Attorney
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<b>ADDRESS</b>	235 Frost Avenue Phillipsburg, Nj 08865	<b>FAX NO.</b>	908-454-5827
<b>MUNICIPAL HOUSING LIAISON</b>	Victor Baginski	<b>TITLE</b>	Clerk/Administrator
<b>EMAIL</b>	V.Baginski@Verizon.Net	<b>PHONE NO.</b>	973-777-0318
<b>ADDRESS</b>	24 Union Boulevard Wallington, Nj 07051	<b>FAX NO.</b>	973-779-4879

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round	_____	_____	<input checked="" type="checkbox"/>
Second Round	_____	4/9/2009	<input type="checkbox"/>
Extended Second Round	_____	_____	<input checked="" type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

# **FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input checked="" type="checkbox"/> Petitioning <input checked="" type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: 4/25/06 Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list): _____

## **FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☐ Yes, Page Number: 5-9

☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 7-13

☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 12-19 \_\_\_\_\_ ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 14-18, 23    ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 23    ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☐ Yes, Page Number: \_\_\_\_\_    ☒ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)    ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☒ Yes, Page Number: 14-19    ☐ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☐ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☐ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 20-21 ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_ ☐ No (incomplete) ☒ Not Applicable

Petition date: \_\_\_\_\_ Endorsement date: \_\_\_\_\_

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<sup>1</sup> Information available through the U.S. Census Bureau at [http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&\\_submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&_submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at <http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the “need” column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the “Need” column.

Line		<u>Need</u>
1	○Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>71</u>
2	○Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit_____.)	_____
		<u>Need</u>
3	○Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>5</u>
	○Prior Round Adjustments:	<u>0</u>
	○20% Cap Adjustment	_____
	○1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	<u>0</u>
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	<u>5</u>
	○Prior Round Vacant Land Adjustment (Unmet Need)	_____
6	Realistic Development Potential(RDP) <sup>1</sup>	_____

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the “COAH projections” table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit C.

Line      ○ ***Required 2004-2018 COAH Projections and Resulting Projected Growth Share***

Household Growth	_____	Employment Growth	_____
(From Appendix F)		(From Appendix F)	
Household Growth After	_____	Employment Growth After	_____
Exclusions (From Workbook A)	_____	Exclusions (From Workbook A)	_____
Residential Obligation	_____	Non-Residential Obligation	_____
(From Workbook A)		(From Workbook A)	
7 Total 2004-2018 Growth Share Obligation			_____

○ ***Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share***

Household Growth After	_____	Employment Growth After	_____
Exclusions (From Workbook B)	_____	Exclusions (From Workbook B)	_____
Residential Obligation	_____	Non-Residential Obligation	_____
(From Workbook B)		(From Workbook B)	
8 Total 2004-2018 Projected Growth Share Obligation			_____

○ ***Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share***

Household Growth After		Employment Growth After	
Exclusions (From Workbook C) <u>57</u>		Exclusions (From Workbook C) <u>4 5 7</u>	
Residential Obligation		Non-Residential Obligation	<u>28.57</u>
(From Workbook C) <u>11.37</u>		(From Workbook C)	
9 Total 2004-2018 Growth Share Obligation			<u>40</u>

10 **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9) 45



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			_____
<i>Less: Rehabilitation Credits</i>	<u>0</u>		_____
Rehab Program(s)		<u>71</u>	<u>71</u>
<b>Remaining Rehabilitation Share</b>			<u>71</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>5</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			_____
Unmet Need			_____
RDP	_____	_____	_____
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)		_____	_____
Credits without Controls	_____	_____	_____
Inclusionary Development/Redevelopment	_____	_____	_____
100% Affordable Units	_____	<u>3</u>	<u>3</u>
Accessory Apartments	_____	<u>2</u>	<u>2</u>
Market-to-Affordable	_____	_____	_____
Supportive & Special Needs	_____	_____	_____
Assisted Living	_____	_____	_____
RCA Units previously approved	_____	_____	_____
Other	_____	_____	_____
Prior Round Bonuses	_____	_____	_____
<b>Remaining Prior Round Obligation</b>	_____	<u>5</u>	<u>5</u>
<b>Third Round Projected Growth Share Obligation</b>			_____
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	_____	<u>47</u>	<u>47</u>
Redevelopment	_____	_____	_____
100% Affordable Development	_____	_____	_____
Accessory Apartments	_____	<u>10</u>	<u>10</u>
Market-to-Affordable Units	_____	_____	_____
Supportive & Special Need Units	_____	_____	_____
Assisted Living: post-1986 Units	_____	_____	_____
Other Credits	_____	_____	_____
Compliance Bonuses	_____	_____	_____
Smart Growth Bonuses	_____	_____	_____
Redevelopment Bonuses	_____	_____	_____
Rental Bonuses	_____	_____	_____
<b>Growth Share Total</b>	_____	<u>57</u>	<u>57</u>
<b>Remaining (Obligation) or Surplus</b>	_____	<u>+17</u>	<u>+17</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	0	RCAs Included	0
Age-Restricted Maximum	0	Age-Restricted Units Included	0
Rental Minimum	2	Rental Units Included	2

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	10	Age-Restricted Units Included	9
Rental Minimum	10	Rental Units Included	10
Family Minimum	5	Family Units Included	48
Very Low-Income Minimum <sup>2</sup>	6	Very Low-Income Units Included	6

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<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

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## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>Municipal Program</u>	<u>X</u>	<u>Both</u>	<u>B</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____

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<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**Table 2. Programs, Projects and/or units addressing the Prior Round.**

<b>Project/Program Name</b>	<b>Mechanism or Bonus Type</b>	<b>Proposed (use checklists) or Completed (use Project/Unit Program Information Forms) Proposed</b>	<b>Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply)</b>	<b>Number Addressing Rental Obligation)</b>	<b>Number Subject to Age- Restricted Cap</b>	<b>Checklist or Form Appendix Location<sup>1</sup></b>
1. Mornningside @ Wallington/Wallington Gro	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>C</u>
2. Accessory Apartment Program	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>D</u>
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
<b>Subtotal from any additional pages used</b>				<u>          </u>		
<b>Total units (proposed and completed)</b>				<u>5</u>		
Total rental				<u>2</u>		
Total age-restricted				<u>0</u>		
Total very-low				<u>0</u>		
Total bonuses				<u>0</u>		

**Please add additional sheets as necessary.**

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<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

**Table 3. Programs, Projects and/or Units Addressing the Third Round.**

<b>Project Name</b>	<b>Mechanism or Bonus Type</b>	<b>Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)</b>	<b>Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply)</b>	<b>Units Addressing Rental Obligation</b>	<b>Units Addressing Family Obligation</b>	<b>Units Subject to Age- restricted Cap</b>	<b>Checklist or Form Appendix Location<sup>1</sup></b>
16. Mornningside @ Wallington/Wallington Gro	Inclusionary Zoning	<u>Proposed</u>	<u>3 8</u>	<u>0</u>	<u>3 8</u>	<u>0</u>	<u>C</u>
17. Riverview Development	Inclusionary Zoning	<u>Proposed</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>E</u>
18. Accessory Apartment Program	Accessory Apartment	<u>Proposed</u>	<u>1 0</u>	<u>1 0</u>	<u>1 0</u>	<u>0</u>	<u>D</u>
19. Riverview Development	Compliance Bonus	<u>Proposed</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>E</u>
20.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
21.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
22.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
23.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
24.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
25.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
26.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
27.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
28.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
29.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
30.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Subtotal from any additional pages used</b>			<u>          </u>	<b>Total units (proposed and completed)</b>		<u>66</u>	
Total family units			<u>48</u>	Total rental units		<u>10</u>	
Total age-restricted units			<u>9</u>	Total family rental units		<u>10</u>	
Total Supportive/Special Needs units			<u>0</u>	Total very-low units		<u>6</u>	
Total Special Needs bedrooms			<u>0</u>	Total bonuses		<u>2</u>	

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

**Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.**

## AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? **(Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)**
- ☐ Yes, Bank Name \_\_\_\_\_
- (Choose account type) ☐ Separate interest-bearing account
- ☐ State of New Jersey cash management fund
- ☒ No **(Skip to the Affordable Housing Ordinance section)**
2. Has an escrow agreement been executed? ☐ Yes ☐ No
- (If no, petition is incomplete. Submit an executed escrow agreement.)**
3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☐ Yes ☐ No
- (If no, petition is incomplete. Submit an updated trust fund monitoring report.)**

## DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees**)
- ☒ Yes,
- ☐ Adopted **OR** ☒ Proposed
- ☐ No **Skip to the next category; Payments-in-Lieu**
2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_
- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?
- ☐ Yes, Ordinance Number. \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_
- ☐ No (**Skip to the next category; Payments-in-Lieu**)
- If yes, is the amended ordinance included with your petition?
- ☐ Yes
- ☐ No, (**Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance**)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of \_\_\_\_% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$89,850

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

- If yes, what kind of assistance is offered?

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■ Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

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<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.



**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)  
☐ Yes (**attach applicable checklist**)  
☒ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☒ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☐ Yes (specify funding source and amount) \_\_\_\_\_  
☒ No

### **SPENDING PLANS (N.J.A.C. 5:97-8.10)**

1. Does the petition include a Spending Plan? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.**)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☒ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### **Information and Documentation**

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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## **AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 *et seq.*)**

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?      ☒ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

### **Required Information and Documentation**

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## **AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, \_\_\_\_\_, have prepared this petition application for substantive certification on behalf of \_\_\_\_\_. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

\_\_\_\_\_  
Signature of Preparer (affix seal if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## Narrative Section

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## **ACCESSORY APARTMENTS (N.J.A.C. 5:97-6.8)**

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### **General Description**

Municipality/County: Borough of Wallington

Affordable Units Proposed: 10

Family: 10

Low-Income: 6/very low      Moderate-Income: 4

Age-Restricted:       

Low-Income:             Moderate-Income:       

Average expenditure:

For each low-income unit: \$ 25,000/\$30,000 (very low)

For each moderate-income unit: \$ 20,000

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### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)
- ☒ Draft or adopted accessory apartment ordinance
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Demonstration that the housing stock lends itself to accessory apartments
- ☒ Demonstration that there is water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments (indicate below type of infrastructure)
  - ☒ Public water and sewer system; OR
  - ☐ If served by individual well and/or septic system, the municipality must show that the well and/or septic system meet the appropriate NJDEP standards and have sufficient capacity for additional unit

### **Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

### **Accessory Apartment Narrative Section**

#### **Demonstration that the Housing Stock Lends Itself to Accessory Apartments**

The Borough proposes to establish an accessory apartment program in order to create 10 affordable units pursuant to 5:97-6.8 of COAH's rules. The Borough proposes a minimum \$25,000 subsidy for low-income units and a minimum \$20,000 subsidy for moderate-income units. As indicated in the housing plan element, a total of 3,106 housing units or 63.3 percent of the Borough's housing stock was constructed prior to 1960; 1,542 of these units or 31.4 percent units were constructed prior to 1939. During this period of housing construction, accessory detached garages were commonplace. As a means of creating accessory apartments, accessory garages could be easily expanded to include a second floor loft, with private bedrooms, kitchen facilities and a bathroom.

Considering these factors, the Borough's housing stock appears to be a perfect environment for the installation of such a program. The Borough proposes that all accessory units developed as part of the program will include the proper affordability controls (a minimum 10 year affordable deed restriction), bedroom distribution, low/moderate income split, and affordability average per 5:97-6.8(c) of the COAH rules.

#### **Demonstration of Sufficient Water and Sewer Infrastructure**

The entire Borough of Wallington is serviced by public water and sewer. There are no capacity limitations on the Borough's sanitary sewer or public water systems.

A draft accessory apartment ordinance is located within the proposed draft affordable housing ordinance.

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## EXTENSION OF EXPIRING CONTROLS (N.J.A.C. 5:97-6.14)

(Submit separate checklist for each location)

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### **General Description**

Municipality/County: Borough of Wallington, County of Bergen

Project or Program Name: Jasontown Apartment Complex

Block(s) and Lot(s): 63, 1.07

Affordable Units Proposed: Up to 347

Non-Age-Restricted: TBD

Sale: TBD

Rental: TBD

Age-Restricted: TBD

Sale: TBD

Rental: TBD

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### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

#### **Identification of unit(s) including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Description of units including if unit is age-restricted or not and rental or sale
- ☐ Description of expiring controls including prior program funding, date control first initiated and date when control is to expire
- ☐ Agreement or commitment to extend controls between the municipality and owner
- ☐ Proposed deed restriction
- ☐ Pro-forma statement for the project showing acquisition and/or rehabilitation costs
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Previous and proposed or revised Affirmative Marketing Plans

**Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ Affirmative Marketing Plan in accordance with UHAC

**Extension of Controls Narrative Section**

The Jasontown Apartment complex (the site) was the first New Jersey Housing and Finance Mortgage Agency (HFMA) affordable project in New Jersey; it was created prior to the creation of COAH. Accordingly, this site is does not qualify for the extention of affordability controls--that will begin to expire in 2014--in accordance with COAH rules. The site contains 347 apartments within 13 buildings on a 13.89-acre tract and is owned by Mount Pleasant Village Investments, LLC.

In coming years, the Borough of Wallington may seek a waiver from NJAC 5:97-6.14(a)1 to provide an additional planning mechanism in which the Borough could utilize to retain existing low and moderate income housing units at the site.

In the future, as needed, the Borough will provide additional materials required by COAH to consider this waiver.

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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: Borough of Wallington, Bergen County

Program Name: Municipal Housing Rehabilitation Program

Number of proposed units to be rehabilitated: 71

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### **Information and Documentation Required with Petition**

- ☒ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- ☐ Exterior Housing Survey conducted by the municipality
- ☐ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☒ Documentation demonstrating the source(s) of funding
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☒ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☒ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## **Rehabilitation Narrative Section**

The rehabilitation obligation is defined as the number of deficient housing units occupied by low- and moderate-income households within a municipality (NJAC 5:97-1.4). COAH has calculated Wallington's rehabilitation obligation to be 71 units. The Borough is partnering with Community Action Services (CAS) for the purposes of administering the rehabilitation of units occupied by low- and moderate-income households. The Borough of Wallington has set aside funds to implement its rehabilitation program. The four-year outlook for the program is proposed to include \$1,270,900 for the rehabilitation of housing units. The Borough budgeted \$268,500 in its 2008-2009 budget in order to jump start the housing rehabilitation program before development fees can be accumulated as part of the affordable housing trust fund. The Borough may provide additional funds for the creation of affordable housing units where necessary.

Wallington's rehabilitation program would be implemented in a manner which would adhere to the regulations in NJAC 5:97-6.2. Specifically, all rehabilitated units would comply with the definition of a deficient unit in NJAC 5:97-1.4, which states, "a housing unit with health and safety code violations that require the repair or replacement of a major system." Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load-bearing structural systems. All rehabilitated units would meet the applicable construction code. Additionally, all rehabilitated units would be occupied by low- or moderate-income households and upon completion of the rehabilitation, ten (10) year affordability controls would be placed on the property in the form of a lien or deed restriction.

All rehabilitations would have an average hard cost of \$10,000. In addition to funds provided by state, county and federal agencies, the Borough of Wallington would provide any funding from the affordable housing trust fund as necessary to supplement the cost to satisfy the rehabilitation obligation. A rehabilitation schedule is included in the Borough's Spending Plan.

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